

1
2
3
4
5

6

7
8
9
10
11

12

13
14
15
16
17

NEW SAN DIEGO CENTRAL COURTHOUSE
FOR THE SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO:
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH # 2000021015
Issue Date: August 2010

Prepared For:



Judicial Council of California
Administrative Office of the Courts
455 Golden Gate Avenue
San Francisco, California 94102-4272

Prepared By:



RBF Consulting
9755 Clairemont Mesa Blvd., Suite 100
San Diego, California 92124
RBF JN 25-104231.001

THIS PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

| | | |
|------------|--|------------|
| 1.0 | EXECUTIVE SUMMARY | 1-1 |
| 1.1 | Project Summary | 1-1 |
| 1.1.1 | <i>Project Description.....</i> | <i>1-1</i> |
| 1.1.2 | <i>Project Location.....</i> | <i>1-2</i> |
| 1.1.3 | <i>Real Estate-Related Actions.....</i> | <i>1-2</i> |
| 1.1.4 | <i>Proposed Courthouse Facility</i> | <i>1-3</i> |
| 1.1.5 | <i>Related Facilities and Actions.....</i> | <i>1-5</i> |
| 1.1.6 | <i>Parking.....</i> | <i>1-5</i> |
| 1.1.7 | <i>Construction Scenario.....</i> | <i>1-5</i> |
| 1.1.8 | <i>Future of the Existing County Courthouse, Old Jail, Madge Bradley Building, and Family Court.....</i> | <i>1-7</i> |
| 1.2 | Environmental Impact Summary | 1-7 |
| 1.3 | Significant Unavoidable Impacts | 1-8 |
| 1.4 | Summary of Project Alternatives | 1-8 |
| 1.4.1 | <i>No Project Alternative</i> | <i>1-8</i> |
| 1.4.2 | <i>Reduced Project Alternative</i> | <i>1-9</i> |
| 1.4.3 | <i>Alternative Site Alternative.....</i> | <i>1-9</i> |
| 1.5 | Areas of Controversy and Issues To Be Resolved | 1-10 |
| 2.0 | INTRODUCTION | 2-1 |
| 2.1 | Purpose of the Environmental Impact Report | 2-1 |
| 2.2 | CEQA EIR Process..... | 2-3 |
| 2.2.1 | <i>Notice of Preparation</i> | <i>2-3</i> |
| 2.2.2 | <i>Draft EIR.....</i> | <i>2-4</i> |
| 2.2.3 | <i>Final EIR and EIR Certification</i> | <i>2-5</i> |
| 2.3 | Use of the EIR..... | 2-6 |
| 2.4 | Organization of the EIR..... | 2-6 |
| 2.5 | Incorporation by Reference..... | 2-8 |
| 3.0 | PROJECT DESCRIPTION | 3-1 |
| 3.1 | Overview | 3-1 |
| 3.2 | Purpose and Objectives of the Project | 3-1 |
| 3.3 | Project Location | 3-2 |
| 3.4 | Project Components..... | 3-4 |
| 3.4.1 | <i>Proposed Courthouse Facility</i> | <i>3-4</i> |
| 3.4.2 | <i>Parking.....</i> | <i>3-5</i> |

TABLE OF CONTENTS

| | | |
|-------|---|--------|
| 3.4.3 | <i>Real Estate-Related Actions</i> | 3-6 |
| 3.4.4 | <i>Project Design Considerations</i> | 3-7 |
| 3.4.5 | <i>Related Facilities and Actions</i> | 3-9 |
| 3.4.6 | <i>Construction Scenario</i> | 3-9 |
| 3.4.7 | <i>Future of the Existing County Courthouse, Old Jail, Madge Bradley Building, and Family Court</i> | 3-14 |
| 3.4.8 | <i>Project Schedule</i> | 3-15 |
| 3.5 | General Plan Land Use Designation | 3-15 |
| 3.6 | Existing Conditions | 3-16 |
| 3.6.1 | <i>Land Uses</i> | 3-16 |
| 3.7 | Discretionary Project Approvals | 3-16 |
| 3.8 | Contact Person | 3-16 |
| 4.0 | ENVIRONMENTAL EFFECTS | 4.1-1 |
| 4.1 | Description of Environmental Setting, Project Impacts, and Mitigation Measures | 4.1-1 |
| 4.2 | Aesthetics and Visual Resources | 4.2-1 |
| 4.2.1 | <i>Environmental Setting</i> | 4.2-1 |
| 4.2.2 | <i>Analytical Framework</i> | 4.2-6 |
| 4.2.3 | <i>Standards of Significance</i> | 4.2-10 |
| 4.2.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.2-10 |
| 4.3 | Agricultural Resources | 4.3-1 |
| 4.3.1 | <i>Environmental Setting</i> | 4.3-1 |
| 4.3.2 | <i>Analytical Framework</i> | 4.3-1 |
| 4.3.3 | <i>Standards of Significance</i> | 4.3-1 |
| 4.3.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.3-2 |
| 4.4 | Air Quality | 4.4-1 |
| 4.4.1 | <i>Environmental Setting</i> | 4.4-1 |
| 4.4.2 | <i>Analytical Framework</i> | 4.4-9 |
| 4.4.3 | <i>Standards of Significance</i> | 4.4-21 |
| 4.4.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.4-21 |
| 4.5 | Biological Resources | 4.5-1 |
| 4.5.1 | <i>Environmental Setting</i> | 4.5-1 |
| 4.5.2 | <i>Analytical Framework</i> | 4.5-1 |
| 4.5.3 | <i>Standards of Significance</i> | 4.5-1 |
| 4.5.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.5-2 |
| 4.6 | Cultural and Historic Resources | 4.6-1 |
| 4.6.1 | <i>Environmental Setting</i> | 4.6-1 |
| 4.6.2 | <i>Analytical Framework</i> | 4.6-4 |

| | | |
|-------------|--|---------------|
| 4.6.3 | <i>Standards of Significance</i> | 4.6-12 |
| 4.6.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.6-12 |
| 4.7 | Geology, Soils, and Seismicity | 4.7-1 |
| 4.7.1 | <i>Environmental Setting</i> | 4.7-1 |
| 4.7.2 | <i>Analytical Framework</i> | 4.7-5 |
| 4.7.3 | <i>Standards of Significance</i> | 4.7-6 |
| 4.7.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.7-7 |
| 4.8 | Hazards and Hazardous Materials | 4.8-1 |
| 4.8.1 | <i>Environmental Setting</i> | 4.8-1 |
| 4.8.2 | <i>Analytical Framework</i> | 4.8-2 |
| 4.8.3 | <i>Standards of Significance</i> | 4.8-7 |
| 4.8.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.8-7 |
| 4.9 | Land Use and Planning | 4.9-1 |
| 4.9.1 | <i>Environmental Setting</i> | 4.9-1 |
| 4.9.2 | <i>Analytical Framework</i> | 4.9-2 |
| 4.9.3 | <i>Standards of Significance</i> | 4.9-4 |
| 4.9.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.9-4 |
| 4.10 | Mineral Resources | 4.10-1 |
| 4.10.1 | <i>Environmental Setting</i> | 4.10-1 |
| 4.10.2 | <i>Analytical Framework</i> | 4.10-1 |
| 4.10.3 | <i>Standards of Significance</i> | 4.10-1 |
| 4.10.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.10-1 |
| 4.11 | Noise | 4.11-1 |
| 4.11.1 | <i>Environmental Setting</i> | 4.11-1 |
| 4.11.2 | <i>Analytical Framework</i> | 4.11-7 |
| 4.11.3 | <i>Standards of Significance</i> | 4.11-13 |
| 4.11.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.11-14 |
| 4.12 | Population and Housing | 4.12-1 |
| 4.12.1 | <i>Environmental Setting</i> | 4.12-1 |
| 4.12.2 | <i>Analytical Framework</i> | 4.12-1 |
| 4.12.3 | <i>Standards of Significance</i> | 4.12-3 |
| 4.12.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.12-3 |
| 4.13 | Public Services | 4.13-1 |
| 4.13.1 | <i>Environmental Setting</i> | 4.13-1 |
| 4.13.2 | <i>Analytical Framework</i> | 4.13-2 |
| 4.13.3 | <i>Standards of Significance</i> | 4.13-3 |
| 4.13.4 | <i>Potential Impacts and Mitigation Measures</i> | 4.13-3 |
| 4.14 | Recreation | 4.14-1 |
| 4.14.1 | <i>Environmental Setting</i> | 4.14-1 |

TABLE OF CONTENTS

| | | |
|-------------|--|----------------|
| 4.14.2 | <i>Analytical Framework</i> | <i>4.14-1</i> |
| 4.14.3 | <i>Standards of Significance</i> | <i>4.14-3</i> |
| 4.14.4 | <i>Potential Impacts and Mitigation Measures</i> | <i>4.14-3</i> |
| 4.15 | Transportation and Circulation | 4.15-1 |
| 4.15.1 | <i>Environmental Setting</i> | <i>4.15-1</i> |
| 4.15.2 | <i>Analytical Framework</i> | <i>4.15-7</i> |
| 4.15.3 | <i>Standards of Significance</i> | <i>4.15-13</i> |
| 4.15.4 | <i>Potential Impacts and Mitigation Measures</i> | <i>4.15-16</i> |
| 4.16 | Utilities and Service Systems..... | 4.16-1 |
| 4.16.1 | <i>Environmental Setting</i> | <i>4.16-1</i> |
| 4.16.2 | <i>Analytical Framework</i> | <i>4.16-6</i> |
| 4.16.3 | <i>Standards of Significance</i> | <i>4.16-9</i> |
| 4.16.4 | <i>Potential Impacts and Mitigation Measures</i> | <i>4.16-9</i> |
| 5.0 | ALTERNATIVES..... | 5-1 |
| 5.1 | Rationale for Alternative Selection..... | 5-1 |
| 5.2 | Alternatives Considered But Rejected From Further Consideration | 5-2 |
| 5.2.1 | <i>Broadway Site Alternative.....</i> | <i>5-2</i> |
| 5.2.2 | <i>Non-Downtown Site.....</i> | <i>5-2</i> |
| 5.3 | Project Objectives..... | 5-3 |
| 5.4 | No Project Alternative | 5-3 |
| 5.5 | Reduced Project Alternative..... | 5-4 |
| 5.5.1 | <i>Aesthetics and Visual Resources</i> | <i>5-5</i> |
| 5.5.2 | <i>Agricultural Resources</i> | <i>5-5</i> |
| 5.5.3 | <i>Air Quality</i> | <i>5-5</i> |
| 5.5.4 | <i>Biological Resources</i> | <i>5-6</i> |
| 5.5.5 | <i>Cultural and Historic Resources</i> | <i>5-6</i> |
| 5.5.6 | <i>Geology, Soils, and Seismicity.....</i> | <i>5-6</i> |
| 5.5.7 | <i>Hazards and Hazardous Materials.....</i> | <i>5-6</i> |
| 5.5.8 | <i>Land Use and Planning.....</i> | <i>5-6</i> |
| 5.5.9 | <i>Mineral Resources</i> | <i>5-7</i> |
| 5.5.10 | <i>Noise</i> | <i>5-7</i> |
| 5.5.11 | <i>Population and Housing.....</i> | <i>5-7</i> |
| 5.5.12 | <i>Public Services.....</i> | <i>5-8</i> |
| 5.5.13 | <i>Recreation</i> | <i>5-8</i> |
| 5.5.14 | <i>Traffic.....</i> | <i>5-9</i> |
| 5.5.15 | <i>Utilities and Service Systems</i> | <i>5-9</i> |
| 5.5.16 | <i>Water Quality and Hydrology</i> | <i>5-9</i> |
| 5.5.17 | <i>Conclusion</i> | <i>5-10</i> |

| | | |
|------------|---|-------------|
| 5.6 | Alternate Site Alternative..... | 5-11 |
| 5.6.1 | <i>Aesthetics and Visual Resources</i> | <i>5-12</i> |
| 5.6.2 | <i>Agricultural Resources</i> | <i>5-12</i> |
| 5.6.3 | <i>Air Quality.....</i> | <i>5-12</i> |
| 5.6.4 | <i>Biological Resources</i> | <i>5-13</i> |
| 5.6.5 | <i>Cultural and Historic Resources.....</i> | <i>5-13</i> |
| 5.6.6 | <i>Geology, Soils, and Seismicity</i> | <i>5-13</i> |
| 5.6.7 | <i>Hazards and Hazardous Materials</i> | <i>5-13</i> |
| 5.6.8 | <i>Land Use and Planning</i> | <i>5-14</i> |
| 5.6.9 | <i>Mineral Resources.....</i> | <i>5-14</i> |
| 5.6.10 | <i>Noise.....</i> | <i>5-15</i> |
| 5.6.11 | <i>Population and Housing</i> | <i>5-15</i> |
| 5.6.12 | <i>Public Services</i> | <i>5-15</i> |
| 5.6.13 | <i>Recreation.....</i> | <i>5-16</i> |
| 5.6.14 | <i>Traffic</i> | <i>5-16</i> |
| 5.6.15 | <i>Utilities and Service Systems.....</i> | <i>5-17</i> |
| 5.6.16 | <i>Water Quality and Hydrology.....</i> | <i>5-17</i> |
| 5.6.17 | <i>Conclusion.....</i> | <i>5-18</i> |
| 5.7 | Alternate Project Sites..... | 5-19 |
| 5.8 | Environmentally Superior Alternative | 5-20 |
| 6.0 | OTHER CEQA CONSIDERATIONS | 6-1 |
| 6.1 | Significant and Unavoidable Impacts | 6-1 |
| 6.2 | Growth Inducing Impacts | 6-4 |
| 6.3 | Cumulative Impacts | 6-5 |
| 6.3.1 | <i>Reduced Project Alternative</i> | <i>6-6</i> |
| 6.3.2 | <i>Alternate Site Alternative</i> | <i>6-11</i> |
| 7.0 | LITERATURE CITED AND PERSONS AND ORGANIZATIONS CONTACTED | 7-1 |
| 7.1 | Literature Cited | 7-1 |
| 7.2 | Persons and Organizations Contacted..... | 7-4 |
| 8.0 | REPORT PREPARATION | 8-1 |
| 8.1 | Lead Agency..... | 8-1 |
| 8.2 | Consultant | 8-1 |
| 8.3 | Persons and Organizations Contacted..... | 8-1 |

LIST OF APPENDICES

| | |
|------------|--|
| Appendix A | Expanded Notice of Preparation (NOP) / Public Responses Received |
| Appendix B | Air Quality Analysis Data |
| Appendix C | Historic Structure Assessment and Archaeological Review for the New San Diego Central Courthouse Project |
| Appendix D | Paleontological Resource and Monitoring Assessment |
| Appendix E | Geologic Information and Reports |
| Appendix F | Hazardous Materials Investigations |
| Appendix G | Noise Analysis Data |
| Appendix H | Traffic Impact Analysis Report |

LIST OF FIGURES

| | | |
|---------------|--|---------|
| Figure 3-1 | Regional/Local Vicinity Map | 3-17 |
| Figure 3-2 | Proposed Improvements | 3-19 |
| Figure 3-3 | Project Site | 3-21 |
| Figure 3-4 | Existing Civic Uses in Project Area | 3-23 |
| Figure 3-5 | Proposed Site Access..... | 3-25 |
| Figure 4.2-1 | View Location Map | 4.2-19 |
| Figure 4.2-2A | Views to the Project Site | 4.2-21 |
| Figure 4.2-2B | Views to the Project Site | 4.2-23 |
| Figure 4.2-2C | Views to the Project Site | 4.2-25 |
| Figure 4.2-3 | View Corridors | 4.2-27 |
| Figure 4.2-4A | Shadow Analysis (March/September) | 4.2-29 |
| Figure 4.2-4B | Shadow Analysis (June)..... | 4.2-31 |
| Figure 4.2-4C | Shadow Analysis (December)..... | 4.2-33 |
| Figure 4.7-1 | Fault Map..... | 4.7-13 |
| Figure 4.9-1 | Proposed Neighborhoods and Districts | 4.9-7 |
| Figure 4.9-2 | Proposed Land Use Map | 4.9-9 |
| Figure 4.11-1 | Sound Levels and Human Response | 4.11-27 |
| Figure 4.11-2 | Noise Measurement Locations | 4.11-29 |
| Figure 4.15-1 | Existing Intersection Geometry | 4.15-27 |
| Figure 4.15-2 | Existing Conditions Traffic Volumes..... | 4.15-29 |
| Figure 4.15-3 | Public Parking and Building Locations..... | 4.15-31 |
| Figure 4.15-4 | Project Trip Assignment | 4.15-33 |
| Figure 4.15-5 | New Trip Assignment | 4.15-35 |
| Figure 4.15-6 | Redistributed Madge Bradley and Family Law | 4.15-37 |
| Figure 4.15-7 | Removal of Madge Bradley and Family Law Trips..... | 4.15-39 |

| | | |
|----------------|---|---------|
| Figure 4.15-8 | Removal of Old Jail, County Courthouse Uses, within Existing Courthouse, and Existing Office Buildings on Proposed Site | 4.15-41 |
| Figure 4.15-9 | Existing Plus Project Conditions..... | 4.15-43 |
| Figure 4.15-10 | Cumulative Project Trips | 4.15-45 |
| Figure 4.15-11 | Trips Associated with Reuse of Madge Bradley and Family Law | 4.15-47 |
| Figure 4.15-12 | Existing Plus Cumulative Conditions | 4.15-49 |
| Figure 4.15-13 | Existing Plus Cumulative Plus Project Conditions | 4.15-51 |
| Figure 4.15-14 | Existing Parking Lot Locations | 4.15-53 |
| Figure 6-1 | Cumulative Projects..... | 6-19 |

LIST OF TABLES

| | | |
|---------------|--|---------|
| Table 1-1 | Environmental Impact Summary | 1-11 |
| Table 3.4-1 | Project Construction Activities | 3-12 |
| Table 4.4-1 | Criteria Air Pollutants' Effects on Health..... | 4.4-2 |
| Table 4.4-2 | Local Air Quality Levels | 4.4-3 |
| Table 4.4-3 | Ambient Air Quality Standards and Air Pollution Control District Attainment Status | 4.4-14 |
| Table 4.4-4 | Air Pollution Control District's Screening Level Thresholds | 4.4-17 |
| Table 4.4-5 | Criteria Air Pollutant Emissions from Construction | 4.4-23 |
| Table 4.4-6 | Criteria Air Pollutant Emissions from Operations..... | 4.4-24 |
| Table 4.4-7 | SCREEN 3 Predicted Emission Concentrations..... | 4.4-27 |
| Table 4.4-8 | Recommended Actions for Climate Change Proposed Scoping Plan | 4.4-29 |
| Table 4.4-9 | Estimated Greenhouse Gas Emissions for New San Diego Central Courthouse..... | 4.4-33 |
| Table 4.11-1 | Noise Descriptors..... | 4.11-2 |
| Table 4.11-2 | Summary of Existing Noise Measurements | 4.11-5 |
| Table 4.11-3 | Existing Traffic Noise Levels..... | 4.11-6 |
| Table 4.11-4 | Land Use – Noise Compatibility Guidelines (City General Plan Noise Standards) | 4.11-9 |
| Table 4.11-5 | Table of Applicable Limits – San Diego Municipal Code | 4.11-12 |
| Table 4.11-6 | Future Noise Scenarios..... | 4.11-15 |
| Table 4.11-7 | Typical Noise Levels from Construction Equipment | 4.11-21 |
| Table 4.11-8 | Typical Vibration Levels for Construction equipment..... | 4.11-21 |
| Table 4.11-9 | Existing Plus Cumulative Plus Project Noise Scenarios..... | 4.11-23 |
| Table 4.11-10 | Existing Plus Cumulative Plus Project Noise Scenarios..... | 4.11-25 |
| Table 4.15-1 | Existing Condition Intersection Levels of Service (LOS) – AM Peak | 4.15-3 |
| Table 4.15-2 | Existing Conditions Roadway Segment Levels of Service (LOS)..... | 4.15-3 |

TABLE OF CONTENTS

| | | |
|---------------|---|---------|
| Table 4.15-3 | Occupancy Survey - Surface Parking Lots in Immediate Vicinity of Project Site | 4.15-4 |
| Table 4.15-4 | Trip Generation – County Court Building..... | 4.15-6 |
| Table 4.15-5 | Trip Generation – Family and Probate Court (No Jury Calls) | 4.15-9 |
| Table 4.15-6 | Forecast Trips Generated by New Courtrooms and Courtrooms Relocated from Outside Downtown San Diego..... | 4.15-10 |
| Table 4.15-7 | Redistributed Existing Trips | 4.15-11 |
| Table 4.15-8 | Existing Trips Associated with Existing Buildings on Project Site.... | 4.15-12 |
| Table 4.15-9 | Intersection LOS & Delay Ranges | 4.15-15 |
| Table 4.15-10 | Level of Service Thresholds for Roadway Segments | 4.15-15 |
| Table 4.15-11 | City of San Diego Level of Significance Thresholds..... | 4.15-16 |
| Table 4.15-12 | Existing Plus Project Conditions Intersection LOS – AM Peak | 4.15-17 |
| Table 4.15-13 | Existing Plus Project Roadway ADT Volumes and LOS | 4.15-17 |
| Table 4.15-14 | Cumulative Conditions – Intersection LOS AM Peak Hour | 4.15-19 |
| Table 4.15-15 | Cumulative Conditions – Roadway ADT Volumes and LOS..... | 4.15-21 |
| Table 5-1 | Project Alternatives – Impacts Compared to the Project | 5-22 |
| Table 5-2 | Alternative Project Sites (Budget Package)..... | 5-23 |
| Table 6-1 | Cumulative Projects List..... | 6-17 |

1.0 EXECUTIVE SUMMARY

1.1 PROJECT SUMMARY

1.1.1 Project Description

The Administrative Office of the Courts (the “AOC”) proposes construction of the New San Diego Central Courthouse Project (the “Project”) in downtown San Diego and operation of the facility for the Superior Court of California, County of San Diego (the “Superior Court”). The Project will enhance security and the efficiency of judicial operations, improve public access, and remove existing judicial facilities that lack adequate seismic safety, security, and public access.

The New San Diego Central Courthouse will have as many as approximately 20 stories with as many as three basement levels. The Project will also include construction of a tunnel between the new courthouse and the County of San Diego’s existing Central Jail and construction of a bridge over C Street between the new courthouse and the County of San Diego’s existing Hall of Justice. The AOC will operate the proposed new facility for the Superior Court. In addition, the Project includes demolition sometime in the future of the existing County Courthouse, Old Jail, and bridges that extend from the County’s Jail to the County Courthouse and from the Hall of Justice to the County Courthouse.

Since the AOC is the Project’s Lead Agency and is acting for the State of California on behalf of the Judicial Council of California, local governments’ land use planning and zoning regulations do not apply to the proposed Project. However, the AOC intends to consult with local government representatives and provide a courthouse that is consistent with the quality of the local architectural environment.

The AOC will apply the codes and standards of the California Building Code¹ (edition in effect as of the commencement of schematic design phase of the Project); California Code of Regulations, Title 24; California Energy Code, Americans with Disabilities Act; American Disability Act Accessibility Guidelines;² and, Division of the State Architect’s Access Checklist.³ The proposed Project will implement sustainable elements throughout its design, operation, and maintenance. The AOC’s design will incorporate features that conform to standards of a Leadership in Energy and Environmental Design (LEED) silver-certified building, and the building’s design will include features to reduce energy consumption by at least 15% from the levels of the California Building Code. The LEED Rating includes

¹ California Building Code. 2008. Building Standards Commission. Available at: <http://www.bsc.ca.gov/default.htm>.

² Available at: <http://www.access-board.gov/adaag/html/adaag.htm>

³ Available at: http://www.documents.dgs.ca.gov/dsa/pubs/checklists_rev_08-01-09.pdf

criteria for features related to sustainability, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design processes.

1.1.2 Project Location

The proposed Project site for the New San Diego Central Courthouse (herein referred to as the “Project site”) is an approximately 1.4-acre site; refer to *Figure 3-1, Regional/Local Vicinity Map*. The Judicial Council of California owns the proposed courthouse site, the existing County Courthouse, and the Old Jail; refer to *Figure 3-2, Proposed Improvements*. The Project site is located within the U.S. Geological Survey’s 7.5-minute San Diego topographic quadrangle. The Interstate-5 (I-5) San Diego Freeway is roughly 0.5 miles north of the Project site and approximately 1.0 miles east of the Project site. The proposed site is a one-block parcel bounded by West B Street on the north, Union Street on the east, West C Street on the south, and State Street on the west.

In addition, the Project includes demolition sometime in the future of the existing County Courthouse, Old Jail, and bridges that extend from the County’s Jail to the County Courthouse and from the Hall of Justice to the County Courthouse; however, the AOC does not currently have funding to demolish the structures. This building is located at 220 West Broadway and extends northward from Broadway to the block north of B Street with bridges over C and B Streets. The building occupies approximately 2.25 City blocks, with an area of approximately three acres, and has 503,000 building gross square feet (“BGSF”). The Superior Court occupies approximately 383,000 BGSF⁴ of space within the building, County offices occupy 88,000 BGSF of space, and the Sheriff’s Department occupies approximately 32,000 BGSF. The facility has approximately 40 surface parking spaces, primarily for County staff. The County provides 67 secured spaces for Superior Court Staff on the block between B Street, Union Street, A Street, and Front Street.

In addition, the new courthouse will accommodate selected staff and operations from the Hall of Justice, Madge Bradley Building, Family Court, and the Old Jail once construction is complete. *Figure 3-2, Proposed Improvements*, shows the location of these buildings in relation to the Project site.

⁴ The Superior Court occupies approximately 243,000 usable square feet of space within the building, the County’s Child Support Services and Health and Human Services occupy approximately 56,000 square feet of useable space in the building, and the Sheriff’s Department occupies approximately 20,000 square feet of useable space; these uses total 319,000 useable square feet. BGSF includes common areas in a building, such as lobby space, restrooms, and building support space. The AOC calculated each uses’ percentage of the total useable square feet and multiplied each uses’ percentage by 503,000 BGSF to determine each uses’ BGSF.

1.1.3 Real Estate-Related Actions

The AOC will work with the City and County to determine what real property rights and interests the AOC may need to construct and operate a pedestrian tunnel to connect the new courthouse to the Central Jail and to determine how to document those real property interests that the parties conclude are necessary. After completion of the tunnel, the AOC will transfer title to the tunnel and all related real property rights to the County to complete an existing obligation created by the 2009 agreement between the County and the AOC for the AOC's acquisition of the County Courthouse and other properties. The AOC will also work with the County to acquire necessary easements or other property rights from the County to construct and operate the portions of the tunnel that will be located on or under the County's property.

As stated previously, the Project will include construction of a bridge over C Street to connect the new courthouse to the Hall of Justice. The AOC will work with the City to determine and document what real property rights and interests the AOC may need to procure to construct and operate the bridge over C Street. The AOC will also work with the County to acquire necessary easements or other property rights from the County to construct and operate the portions of the bridge that will be located on or over the County's property.

As previously noted, at some point in the future, the AOC intends to dispose of the existing County Courthouse and Old Jail parcels; however, at this time, the AOC has not made and is not making any disposition arrangements. When the AOC develops proposals for disposition of these properties, the AOC will prepare additional CEQA documentation for the disposition activities, if appropriate and as required.

1.1.4 Proposed Courthouse Facility

The Project will construct a courthouse building with approximately 20 stories and three basement levels. To date, the AOC has developed only a preliminary site plan for the Project; however, the AOC expects that the building will be as much as approximately 400 feet in height with approximately 750,000 BGSF. The main public entrance to the new courthouse will be on C Street, Union Street, or the intersection of C Street/Union Street.

The new courthouse will include 71 courtrooms with associated judicial chambers and operational areas. The new courthouse will support felony and misdemeanor judicial activities and other judicial activities that may include civil, probate, and family law functions. To maximize functional flexibility, all of the courtrooms will have holding capability for in-custody detainees and space for juries. The facility's lowest floors will provide an entrance, security screening facilities, and lobby on the first floor; additional public areas, support offices, and high volume courtrooms on the lower floors; and other

1 courtrooms and judicial facilities on the upper floors. The building will also provide space
2 for administrative and staff offices, juror assembly, and building support space. To promote
3 security inside the new courthouse, the building will provide separate corridors and
4 elevators for movement of in-custody detainees, judicial staff, and visitors.

5 To improve operational efficiency, the Project includes construction of a bridge over C Street
6 to connect the new facility to the Hall of Justice. The AOC presumes that the bridge will be
7 approximately 45 feet above the street and approximately 20 feet wide, 16 feet high, and 150
8 feet long.

9 Pedestrian access to the courthouse will occur from Union Street and from C Street; refer to
10 *Figure 3-5, Proposed Site Access*. Visitors will enter into the lobby area and will be screened
11 for security purposes, prior to entering the main courthouse facilities.

12 The building's upper basement level will include in-custody detainee handling facilities that
13 will connect via a tunnel to the County's Central Jail, which is located approximately 325
14 feet east of the proposed courthouse site. There will also be building support space in the
15 basement for mechanical equipment and building operational support needs. A lower
16 basement level will provide approximately 115 secured parking spaces for judicial officers
17 and judicial executives and may also provide additional building support areas; refer to
18 *Figure 3-5, Proposed Site Access*, which shows the location of the secure parking/sally port
19 entry.

20 After completion of the new courthouse, the Superior Court will relocate existing staff and
21 operations from the County Courthouse, portions of the Hall of Justice, Madge Bradley
22 Building, Family Court, and portions of the Kearny Mesa Facility into the new courthouse.
23 The Superior Court will continue to use its existing space in the Hall of Justice, but will
24 abandon its space in the County Courthouse, Madge Bradley Building, and Family Court.
25 The proposed new courthouse will add two new courtrooms and will transfer the staff and
26 operations of a small claims courtroom from the Kearny Mesa Facility to the proposed new
27 courthouse. The Superior Court will increase staffing from the current approximately 711
28 staff to approximately 810 staff members.⁵ For the Superior Court's downtown San Diego
29 operations, the Project will increase juror population by an estimated 28 persons per day
30 and visitor population by approximately 2.9 percent per day.⁶

5 San Diego New Central Courthouse – Study Phase Report. Prepared by Skidmore, Owings and Merrill, LLP. December 2005.

6 The existing Superior Court currently has a total of 69 existing courtrooms in the downtown San Diego area housed in the County Courthouse, Hall of Justice, and Family Court. The 71 courtrooms proposed with the Project represent a 2.9 percent increase from the existing 69 courtrooms. One jury is composed of 14 jurors (12 jurors and two alternates). The juror population will therefore increase by an estimated 28 people per day over the Superior Court's existing juror population.

1.1.5 Related Facilities and Actions

The Project also proposes improvements in the area surrounding the Project site. To improve pedestrian safety at the intersections of Union Street and Front Street with B Street and C Street, the AOC will add pedestrian corner-crossing enhancements.

1.1.6 Parking

The Project's proposed courthouse site currently provides approximately 181 surface parking spaces available to the public that a private party manages. In addition, approximately ten on-street parking spaces are located adjacent to the eastern side of the Project site along the western side of Union Street. The County Courthouse provides approximately 44 parking spaces for judicial officers and some Superior Court staff and County staff, and there are an additional 89 parking spaces for judicial officers and some Superior Court staff and County staff on the County-owned block between B Street, Union Street, A Street, and Front Street.

The Project will eliminate all public parking spaces on the proposed courthouse site and will eliminate all non-public parking spaces in the area between B Street, Front Street, Broadway, and Union Street. Since the Project will reserve adjacent on-street parking spaces for use by public law enforcement vehicles, the Project will also eliminate the on-street public parking spaces presently located along the western side of Union Street. The Project will provide approximately 115 secured parking spaces for judicial officers and Superior Court executives, but all other staff and visitors will park in offsite locations. *Figure 3-5, Proposed Site Access*, shows the location of the entrance to the proposed secure parking/sally port (secured) entry area.

Regional Transit System buses currently park in on-street parking spaces on the eastern side of Front Street and south side of B Street that are adjacent to the Project site. As the Project's security measures will limit all adjacent on-street parking spaces to use by law enforcement vehicles, the Project will eliminate the Regional Transit System's on-street bus waiting spaces.

1.1.7 Construction Scenario

The Project will remove the existing structures, surface parking facilities, utilities, and other structures; construct a new courthouse facility; relocate utilities in the area surrounding the proposed courthouse site; and, construct a tunnel to connect the new courthouse with the County's Central Jail. In addition, the AOC will construct a bridge over C Street to connect the Hall of Justice and the new courthouse. The Project will not construct any additional public parking facilities.

1 The Project includes demolition of the existing County Courthouse, Old Jail, and bridges
2 that extend from the County's Jail to the County Courthouse and from the Hall of Justice to
3 the County Courthouse; however, as the AOC does not currently have funding for the
4 intended demolition, such activities will occur at an unknown date in the future. When
5 demolition activities occur, the AOC will replace the existing chilled water supply and
6 related connections that currently extend from the County's Central Plant through the
7 County Courthouse to other County facilities to ensure continued service.

8 Construction of the proposed courthouse building will begin with closure of the onsite
9 parking facility, termination of leases for the onsite buildings and closure of the buildings,
10 and installation of perimeter fencing and sound barriers around the periphery of the
11 proposed courthouse site. Limited offsite construction staging areas will be required due to
12 the proposed Project design and onsite constraints with regard for available land not
13 affected by excavation and construction activities. The AOC has coordinated with
14 surrounding parking vendors to secure adjacent facilities to be used for minimal tool and
15 laydown areas. The AOC anticipates that this need may be satisfied by an approximately
16 150-foot by 150-foot area (0.5 acre) at the parking lot located at the northwest corner of
17 Union Street and B Street. The AOC will minimize use of such offsite areas; however, they
18 are necessary to accommodate the trade tool needs on a daily basis. Construction workers
19 will likely park in nearby offsite parking areas. When possible, workers will carpool to the
20 Project site and will report to a designated onsite staging area. When feasible, construction
21 operations will use electric construction power in lieu of diesel-powered generators to
22 provide adequate power for man/material hoisting, crane, and general construction
23 operations.

24 Construction activities will include excavation, grading, framing, paving, and coating.
25 Construction of the New San Diego Central Courthouse will take as much as approximately
26 28 months from mid 2014 to 2016. *Table 3-1* provides a description of the proposed
27 construction activities and an estimate of the duration of anticipated individual construction
28 activities. Some individual construction activities may overlap. Construction of a tunnel to
29 connect the New San Diego Central Courthouse with the County's Central Jail and the
30 bridge to connect to the Hall of Justice will coincide with construction of the new
31 courthouse. Tunneling operations will require temporary closure of portions of Front Street.

32 The AOC expects that excavation and grading activities for the new courthouse will require
33 approximately three months. Excavation operations for the proposed tunnel will extend the
34 area and duration of excavation operations, but the AOC currently has insufficient
35 information to clarify the area and duration of tunneling excavations. The AOC's tunneling
36 construction operations will require lane closures on Front Street between B Street and C
37 Street.

1 Although the AOC does not yet have specific engineering design information for the
2 Project, the AOC estimates that Project will require excavation of approximately 140,000
3 cubic yards⁷ of soil materials, and excavation operations at the site will export all of the
4 material to an offsite location for proper disposal. During the later stages of construction,
5 the Project will import and replace approximately 14,000⁸ cubic yards of material.

6 1.1.8 Future of the Existing County Courthouse, Old Jail, Madge 7 Bradley Building, and Family Court

8 After completion of the New San Diego Central Courthouse, the Superior Court will move
9 from the County Courthouse, Madge Bradley building, Family Court building, and Kearney
10 Mesa to the new courthouse. The County will move some of its Sheriff's Department
11 operations to the new courthouse and will move its other operations from the County
12 Courthouse to other facilities.

13 After the Superior Court and other parties vacate the buildings, the AOC will close and
14 secure the existing County Courthouse and Old Jail. Closure of the building will include
15 measures to secure windows and doors on the buildings' ground floor and potentially other
16 floors. The AOC will also secure the buildings' driveway on C Street, and the AOC will
17 install fencing to secure the plaza at the northwest corner of Broadway/Front Street and the
18 plaza and driveway area at the southwest corner of Front Street/C Street. In addition, the
19 AOC will continue to provide maintenance service for the buildings' exterior and portions
20 of the buildings' interior.

21 Since the County Courthouse and Old Jail have structural limitations and an earthquake
22 fault bisects the property on which the buildings are located, the AOC intends to demolish
23 the structures between West Broadway, Union Street, the northern side of B Street, and
24 Front Street. The AOC will remove the structures to the level of the basement floors,
25 stabilize all exposed erodible surfaces, and secure the site's perimeter.

26 Since the existing County Courthouse contains infrastructure connections between several
27 County facilities, the AOC must provide replacement infrastructure for the affected County
28 facilities. The AOC and County will design the replacement infrastructure as part of the
29 AOC's future planning for demolition of the County Courthouse and Old Jail, and the AOC
30 will provide the replacement infrastructure as part of the AOC's demolition activities.

31 Once the Superior Court relocates its operations from the Madge Bradley Building, Family
32 Court, and portions of the Hall of Justice, the County or another party will occupy the

7 Excavation assumptions: B1(Basement 1) = 44,444 CY; B2 (Basement 2) = 35,555 CY; B3 (Basement 3 – Optional) = 35,555 CY; Mat
Slab @ 8 feet overall = 17,777 CY; Tunnel = 6,680 CY; Total = 140,001 CY

8 Assumption: 14,000 = 20' setback volume = B1's 46,000 CY – (160*265*20)

1 vacated space. When the Superior Court relocates from these facilities, the new occupants
2 will utilize the building's existing parking spaces.

3 1.2 ENVIRONMENTAL IMPACT SUMMARY

4 This Environmental Impact Report (EIR) provides an assessment of significant or potentially
5 significant effects resulting with implementation of the proposed Project for the following
6 issues: Aesthetics and Visual Resources; Cultural and Historic Resources; Geology and Soils;
7 Hazards and Hazardous Materials; and, Noise. Other issue areas considered include
8 Agricultural Resources; Air Quality; Biological Resources; Land Use and Planning; Mineral
9 Resources; Population and Housing; Public Services; Transportation and Circulation;
10 Utilities and Service Systems; and, Water Quality and Hydrology. *Chapter 4.0, Environmental*
11 *Effects*, of this EIR analyzes and discusses these issues in greater detail to determine the
12 Project's potential effects. *Table 1-1, Environmental Impact Summary*, provides a summary of
13 potential Project impacts and identifies the proposed mitigation measures to reduce such
14 impacts.

15 1.3 SIGNIFICANT UNAVOIDABLE IMPACTS

16 Section 15126.2 (b) of the State CEQA Guidelines requires an EIR to "describe any
17 significant impacts, including those which can be mitigated but not reduced to a level of
18 insignificance. Where there are impacts that cannot be alleviated without imposing an
19 alternative design, their implications and the reasons why the Project is being proposed,
20 notwithstanding their effect, should be described."

21 Through preparation of the EIR, the AOC evaluated the Project against thresholds to
22 determine whether Project implementation will result in significant impacts, if any
23 mitigation proposed might reduce significant impacts to a level that might be less than
24 significant, or if alternatives might reduce significant impacts. As a result of this process, the
25 AOC identified construction-related noise impacts as the Project's only significant
26 unavoidable impacts.

27 1.4 SUMMARY OF PROJECT ALTERNATIVES

28 The following provides a summary of proposed alternatives to the Project. *Chapter 5.0,*
29 *Alternatives*, provides a detailed discussion of these alternatives for each issue. The AOC has
30 designed Project alternatives to alleviate identified environmental impacts of the Project or
31 address specifically requests for consideration that interested parties submitted during
32 preparation of the EIR. *Chapter 5.0, Alternatives*, identifies the Reduced Project Alternative as
33 the Environmentally Superior Alternative.

1.4.1 No Project Alternative

Under the No Project Alternative, the AOC will not implement the proposed San Diego New Central Courthouse Project, the tunnel to connect the new courthouse with the County's Central Jail, and the bridge over C Street to connect the new courthouse with the County's Hall of Justice. The AOC will not demolish the Stahlman Block's existing onsite buildings, and the surface parking lot will remain in its current operational state. Staff from the Superior Court from other facilities including the Madge Bradley Building, Family Court, portions of the Kearny Mesa Facility, and portions of the County's Hall of Justice will continue to operate in their current buildings.

The AOC will not demolish the existing County Courthouse, Old Jail, and bridges that extend from the County's Jail to the County Courthouse and from the Hall of Justice to the County Courthouse at any time in the future as part of the No Project Alternative. Since no demolition will take place, the AOC will not replace the County's existing chilled water supply to the Central Jail and Hall of Justice, which currently extends through the County Courthouse.

If no courtrooms are available and no additional space is provided for the consolidation of the Superior Court's Madge Bradley operations, the Family Law operations, and Kearney Mesa courtroom's operations, then the dispersed facilities will continue to hinder the Superior Court's efficiency and the public's access to judicial operations.

1.4.2 Reduced Project Alternative

The Reduced Project Alternative includes potential construction of approximately 600,000 building gross square feet for 69 courtrooms and improved facilities to enhance security and the efficiency of judicial operations. The facility will potentially use the same site as the Proposed Project.

The Reduced Project Alternative's design will provide approximately 600,000 gross square feet of space above grade (15 stories maximum) and three levels of parking and mechanical functions below grade (similar to that proposed with the Project). The overall building footprint will be similar to that of the proposed Project.

The square footage proposed with the Reduced Project Alternative is the same square footage that the County of San Diego proposed for the original design of the new courthouse in the January 1993 Program EIR prepared to analyze development of a new courthouse in the downtown area. Therefore, this square footage proposed for the Reduced Project Alternative represents a potential design alternative to the current Project design evaluated within this EIR. Under the Reduced Project Alternative, the new courthouse will contain up to 69 courtrooms and provide approximately 100 underground parking spaces

for judges and some Superior Court executives. To avoid security concerns, this alternative will not provide underground, unsecured parking for staff, jurors, or visitors.

1.4.3 Alternative Site Alternative

The specific site considered for the Alternate Site Alternative is one block to the north of the Project site. The site borders A Street on the north, B Street to the south, and State and Union Streets on the west and east, respectively. Except for the location, projected gross building square footage, height, and other Project characteristics will be the same as that of the Project. Similar to the Project site, the site for the Alternate Site Alternative is within close proximity (but not immediately adjacent to) to the Hall of Justice and other existing County buildings. The site is one block (approximately 400 feet) north of C Street and the existing San Diego Trolley line.

Existing uses on the alternate site are similar to those on the AOC's proposed Project site. The alternative site contains surface parking lots on approximately one-half of the site with single-story commercial buildings on the remainder of the property.

1.5 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Section 15123 of the CEQA Guidelines requires that an EIR contain a brief summary of the proposed actions and its consequences. Sections 15123(b)(2) and (3) also require that the EIR identify areas of controversy known to the Lead Agency, issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether, or how, to mitigate significant adverse physical impacts.

The AOC has closely coordinated with City and County staff, affected downtown organizations (for example, Centre City Development Corporation), public service agencies (for example, City's Fire and Police Departments, County of San Diego Sheriff's Department, etc.), members of the Superior Court, and others potentially affected by the Project. The AOC has attempted to proactively and effectively consider potential issues of concern.

Based on available information and comments received from the public and other public agencies in response to the Notice of Preparation and the Public Scoping Meeting held May 18, 2010, the AOC has identified no areas of controversy for the Project.

Table 1-1: Environmental Impact Summary

| Environmental Resource and Issue | Proposed Project | No Project Alternative | Reduced Project Alternative | Alternate Site Alternative |
|---|--|------------------------|---|---|
| 1. AESTHETICS/VISUAL RESOURCES – Will the Project: | | | | |
| (Construction Phase) Substantially degrade the existing visual character or aesthetic quality of the site and its surroundings? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| (Post-Construction, Operation, and Maintenance Phase) Substantially degrade the existing visual character or aesthetic quality of the site and its surroundings? | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | No Effect | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation |
| | Proposed Mitigation: (AES-1b) To prevent the new courthouse from generating high-velocity groundborne winds, the AOC shall include building features that will intercept winds moving down the building's face toward the ground and prevent substantial wind impacts on pedestrians. | | | |
| Have a substantial adverse affect on a scenic vista? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Substantially damage scenic resources? | Less than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Create a new source of substantial light or glare that will adversely affect day or nighttime views? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Create a new source of substantial shading? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| 2. AGRICULTURAL RESOURCES – Will the Project: | | | | |
| Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | No Effect | No Effect | No Effect | No Effect |
| Conflict with existing zoning for agricultural use, or a Williamson Act contract? | No Effect | No Effect | No Effect | No Effect |
| Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | No Effect | No Effect | No Effect | No Effect |

Table 1-1: Environmental Impact Summary, continued

| Environmental Resource and Issue | Proposed Project | No Project Alternative | Reduced Project Alternative | Alternate Site Alternative |
|---|------------------------------|------------------------|------------------------------|------------------------------|
| 3. AIR QUALITY – Will the Project: | | | | |
| Obstruct implementation of the applicable air quality plan? | No Effect | No Effect | No Effect | No Effect |
| (Construction) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | Less than Significant Impact | No Effect | Less than Significant Impact | Less than Significant Impact |
| (Post-Construction, Operations, and Maintenance) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | Less than Significant Impact | No Effect | Less than Significant Impact | Less than Significant Impact |
| Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | Less than Significant Impact | No Effect | Less than Significant Impact | Less than Significant Impact |
| (Construction) Expose sensitive receptors to substantial pollutant concentrations? | Less than Significant Impact | No Effect | Less than Significant Impact | Less than Significant Impact |
| (Post-Construction, Operations, and Maintenance) Expose sensitive receptors to substantial pollutant concentrations? | Less than Significant Impact | No Effect | Less than Significant Impact | Less than Significant Impact |
| Create objectionable odors affecting a substantial number of people? | Less than Significant Impact | No Effect | Less than Significant Impact | Less than Significant Impact |
| Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | Less than Significant Impact | No Effect | Less than Significant Impact | Less than Significant Impact |
| Conflict with an applicable plan, or policy, or regulation adopted to reduce the emissions of greenhouse gases? | Less than Significant Impact | No Effect | Less than Significant Impact | Less than Significant Impact |
| 4. BIOLOGICAL RESOURCES – Will the Project: | | | | |
| Have a substantial adverse effect either directly, or through habitat modifications, on any species identified as a candidate sensitive, or special status species in local, or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service? | No Effect | No Effect | No Effect | No Effect |
| Have a substantial adverse effect on any riparian habitat, or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service? | No Effect | No Effect | No Effect | No Effect |
| Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc) through removal, filling, hydrological interruption, or other means? | No Effect | No Effect | No Effect | No Effect |
| Result in potentially significant adverse effects to wildlife dispersal corridors? | No Effect | No Effect | No Effect | No Effect |

| Environmental Resource and Issue | Proposed Project | No Project Alternative | Reduced Project Alternative | Alternate Site Alternative |
|---|---|------------------------|---|---|
| 5. CULTURAL AND HISTORIC RESOURCES – Will the Project: | | | | |
| Cause a substantial adverse change in the significance of a historic resource as defined in Section 15064.05? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.05? | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | No Effect | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation |
| | <p>Proposed Mitigation Measures:</p> <p>(CR-1) The AOC will require its developer to retain a qualified archaeologist who shall inform all excavation operations personnel of the Project's cultural resource mitigation measures prior to any earth-disturbing activities and provide instruction to recognize archaeological artifacts, features, or deposits. Personnel working on the Project will not collect archaeological resources. The qualified archaeologist will be present for pre-construction meetings and any Project-related excavations of the uppermost 15 feet of soils on the site when the AOC begins its construction operations. Prior to construction, the qualified archaeologist shall submit a cultural resources management plan to the AOC that outlines the procedures that the AOC and construction personnel will follow if personnel discover cultural resources during excavation operations.</p> <p>If construction operation personnel discover buried cultural resources such as chipped or ground stone or building foundations during ground-disturbing activities, excavation workers shall stop operations in that area and within 100 feet of the find until the consulting archaeologist can assess the significance of the find. The archaeologist will evaluate the discovery, determine its significance, and provide proper management recommendations. Management actions may include scientific analysis and professional museum curation. The qualified archaeologist shall summarize the resources in a report prepared to current professional standards.</p> | | | |
| Disturb any human remains, including those interred outside of formal cemeteries? | Less than Significant Impact | No Effect | Less than Significant Impact | Less than Significant Impact |
| 6. GEOLOGY, SOILS, AND SEISMICITY – Will the Project: | | | | |
| Expose people or structures to substantial potential adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Expose people or structures to substantial potential adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |

Table 1-1: Environmental Impact Summary, continued

| Environmental Resource and Issue | Proposed Project | No Project Alternative | Reduced Project Alternative | Alternate Site Alternative |
|--|---|------------------------|---|---|
| 6. GEOLOGY, SOILS, AND SEISMICITY, Continued | | | | |
| Expose people or structures to substantial potential adverse effects, including the risk of loss, injury, or death involving ground failure (including subsidence or liquefaction-induced lateral spreading)? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Expose people or structures to substantial potential adverse effects, including the risk of loss, injury, or death involving expansive soils? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Directly or indirectly destroy a unique paleontological resource or site? | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | No Effect | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation |
| <p>Proposed Mitigation Measures:</p> <p>(GEO-1) The AOC will require its developer to retain a qualified paleontologist who shall inform all construction excavation operations personnel of the Project's paleontological resource mitigation measures prior to any earth-disturbing activities and provide instruction to recognize paleontological artifacts, features, or deposits. Personnel working on the Project will not collect paleontological resources. The qualified paleontologist will be present for pre-construction meetings and any Project-related excavations in undisturbed marine sediments of the upper Pleistocene Bay Point Formation and/or middle Pleistocene "upper Broadway" and "lower Broadway" formations, as well as where over-excavation of any thin veneer of younger alluvial sediments with Pleistocene marine sediments in the subsurface. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain or yield fossil resources.</p> <p>Prior to construction, the qualified paleontologist shall submit a paleontological resources management plan to the AOC that outlines the procedures that the AOC and construction personnel will follow if personnel discover paleontological resources during excavation operations. Monitoring of excavation and trenching activities shall occur in areas that the qualified paleontologist or paleontological monitor determines are likely to yield paleontological resources.</p> <p>If construction operations personnel discover buried paleontological resources during ground-disturbing activities, excavation workers shall stop operations in that area and within 100 feet of the find until the consulting paleontologist can assess the significance of the find. The paleontologist will evaluate the discovery, determine its significance, and provide proper management recommendations. Management actions may include scientific analysis and professional museum curation.</p> <p>The qualified paleontologist shall summarize the resources in a report prepared to current professional standards.</p> | | | | |

| Environmental Resource and Issue | Proposed Project | No Project Alternative | Reduced Project Alternative | Alternate Site Alternative |
|--|---|------------------------|---|------------------------------|
| 6. GEOLOGY, SOILS, AND SEISMICITY, Continued | | | | |
| Expose people or structures to substantial potential adverse effects, including the risk of loss, injury, or death involving landslides? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Result in substantial soil erosion or the loss of topsoil? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Result in potentially significant adverse effect to unique geologic features? | No Impact | No Effect | No Impact | No Impact |
| Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | No Impact | No Effect | No Impact | No Impact |
| 7. HAZARDS AND HAZARDOUS MATERIALS – Will the Project: | | | | |
| Result in a safety hazard in the vicinity of an airport or private airstrip for people visiting or working in the Project area? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Create a significant hazard to the public or the environment through the routine transport, use or dispose of hazardous materials? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release hazardous materials into the environment? | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | No Effect | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | Less Than Significant Impact |
| | Proposed Mitigation Measures: (HAZ-1) Prior to grading or construction on the Project site, the AOC shall excavate the area approximately 20 feet west of Monitoring Well 1 evidence of an underground storage tank. If an underground storage tank is found, the AOC shall remove the tank under permit and inspection of the County of San Diego Department of Environmental Health, Underground Storage Tank Program. | | | |
| Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |

Table 1-1: Environmental Impact Summary, continued

| Environmental Resource and Issue | Proposed Project | No Project Alternative | Reduced Project Alternative | Alternate Site Alternative |
|---|------------------------------|------------------------|------------------------------|------------------------------|
| 7. HAZARDS AND HAZARDOUS MATERIALS, Continued | | | | |
| Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard to the public or the environment? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| 8. LAND USE AND PLANNING – Will the Project: | | | | |
| Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Physically divide a community? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| 9. MINERAL RESOURCES – Will the Project: | | | | |
| Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? | No Effect | No Effect | No Effect | No Effect |
| Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | No Effect | No Effect | No Effect | No Effect |
| 10. NOISE – Will the Project: | | | | |
| Cause a substantial permanent increase in ambient noise levels or generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |

| Environmental Resource and Issue | Proposed Project | No Project Alternative | Reduced Project Alternative | Alternate Site Alternative |
|---|--|------------------------|---|---|
| 10. NOISE, Continued | | | | |
| Produce a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project? | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | No Effect | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation | Potentially Significant Impact, but Less Than Significant After Adoption of Proposed Mitigation |
| | <p>Proposed Mitigation Measures:</p> <p>(NOI-1) Prior to site mobilization, the following shall be demonstrated to the AOC and noted on construction bid documents:</p> <p>All construction equipment shall have properly operating and maintained mufflers and other State-required noise attenuation devices;</p> <p>The AOC's construction contractor shall post notices, legible at a distance of 50 feet, at the Project construction site. All notices shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints;</p> <p>The AOC's construction contractor shall designate a Noise Disturbance Coordinator and make the coordinator responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall immediately determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint; and,</p> <p>Where feasible during construction, the construction contractor shall place stationary construction equipment in locations where the emitted noise is away from sensitive noise receivers.</p> | | | |
| Generate excessive ground-borne vibration or ground-borne noise levels? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Expose people residing or working in the Project area to excessive noise levels from a public airport, public use airport, or private airstrip? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| 11. POPULATION AND HOUSING – Will the Project: | | | | |
| Potentially induce substantial growth either directly or indirectly? | No Effect | No Effect | No Effect | No Effect |
| Displace a potentially significant amount of existing housing, especially affordable housing? | No Effect | No Effect | No Effect | No Effect |

Table 1-1: Environmental Impact Summary, continued

| Environmental Resource and Issue | Proposed Project | No Project Alternative | Reduced Project Alternative | Alternate Site Alternative |
|---|------------------------------|------------------------|------------------------------|------------------------------|
| 12. PUBLIC SERVICES – Will the Project: | | | | |
| Result in substantial impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Result in substantial impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for police protection services? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Result in substantial impacts associated with the provision of new or physically altered governmental facilities to maintain acceptable service ratios, response times, or other performance objectives for schools, parks, or other public facilities? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| 13. RECREATION – Will the Project: | | | | |
| Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | No Effect | No Effect | No Effect | No Effect |
| Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | No Effect | No Effect | No Effect | No Effect |
| 14. TRANSPORTATION AND CIRCULATION – Will the Project: | | | | |
| Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Exceed a level of service standard established by the county congestion management agency for designated roads or highways? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Produce a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | No Effect | No Effect | No Effect | No Effect |
| Substantially increase hazards because of a design feature (such as sharp curves or dangerous intersections) or incompatible uses? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Result in inadequate emergency access? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Cause a substantial shortage of parking spaces? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Conflict with adopted policies, plans, or programs supporting alternative transportation (such as bus turnouts, bicycle racks)? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |

| Environmental Resource and Issue | Proposed Project | No Project Alternative | Reduced Project Alternative | Alternate Site Alternative |
|--|------------------------------|------------------------|------------------------------|------------------------------|
| 15. UTILITIES AND SERVICE SYSTEMS | | | | |
| Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Require the construction of new water or wastewater treatment facilities or expansion of existing facilities? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Require the construction of new storm water drainage facilities or expansion of existing facilities? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Will the water provider that serves the Project area have sufficient water supplies available to serve the Project? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Will the wastewater treatment provider that serves the Project area determine that it has adequate capacity to serve the Project's projected demand? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Is there a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| 16. WATER QUALITY AND HYDROLOGY – Will the Project: | | | | |
| Violate any water quality standards or waste discharge requirements? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | Less Than Significant Impact | No Effect | Less Than Significant Impact | Less Than Significant Impact |
| Substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level? | No Effect | No Effect | No Effect | No Effect |
| Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that will result in substantial erosion or siltation onsite or offsite, or result in flooding onsite or offsite? | No Effect | No Effect | No Effect | No Effect |
| Place housing within a 100-year flood hazard area, or place structures within a 100-year flood hazard area that will impede or redirect flood flows? | No Effect | No Effect | No Effect | No Effect |
| Expose people or structures to a significant risk or loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, or involving inundation by seiche, tsunami, or mudflow? | No Effect | No Effect | No Effect | No Effect |

THIS PAGE INTENTIONALLY LEFT BLANK.